116.0	0001	0010.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	602,500 /	602,500
					USE VALUE:	602,500 /	602,500
					ASSESSED:	602,500 /	602,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		HEARD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOHNSON LLOYD J & MARYANN H
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	31 HEARD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON KATHLEEN -
Owner 2:	DELIOS JEAN -
Street 1:	31 HEARD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,265 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 1448 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5265.000	197,900		404,600	602,500
Total Card	0.121	197,900		404,600	602,500
Total Parcel	0.121	197,900		404,600	602,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.98 | /Parcel: 415.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 116.0-0001-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	197,900	0	5,265.	404,600	602,500	602,500	Year End Roll	12/18/2019
2019	101	FV	180,800	0	5,265.	398,800	579,600	579,600	Year End Roll	1/3/2019
2018	101	FV	172,700	0	5,265.	306,300	479,000	479,000	Year End Roll	12/20/2017
2017	101	FV	172,700	0	5,265.	289,000	461,700	461,700	Year End Roll	1/3/2017
2016	101	FV	172,700	0	5,265.	265,900	438,600	438,600	Year End	1/4/2016
2015	101	FV	161,800	0	5,265.	248,500	410,300	410,300	Year End Roll	12/11/2014
2014	101	FV	161,800	0	5,265.	228,900	390,700	390,700	Year End Roll	12/16/2013
2013	101	FV	161,800	0	5,265.	228,900	390,700	390,700		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8983

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON KATHLEE	1371-92		7/16/2009	Family	1	No	No		Remainder Kathleen Johnson--> Jean Delios Lif
JOHNSON LLOYD J	1346-8		10/26/2007	Family	1	No	No		Life Estate established for Lloyd J & Maryann
	854-72		9/16/1974		30,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	Meas/Inspect	CC	Chris C
11/18/2008	Meas/Inspect	345	PATRIOT
2/9/2000	Meas/Inspect	263	PATRIOT
9/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

74234

GIS Ref

GIS Ref

Insp Date

09/24/18

!8983!

PRINT

Date	Time
12/10/20	23:30:35

LAST REV

Date	Time
12/01/20	14:30:34

mmcmakin

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	74234
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5265		Sq. Ft.	Site		0	70.	1.10	6									404,565						404,600	

Total AC/HA: 0.12087 | Total SF/SM: 5265 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 404,565 | Spl Credit | Total: 404,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.96398044
Adj $ / SQ:	136.644
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	268910
Depreciation:	70992
Depreciated Total:	197917

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

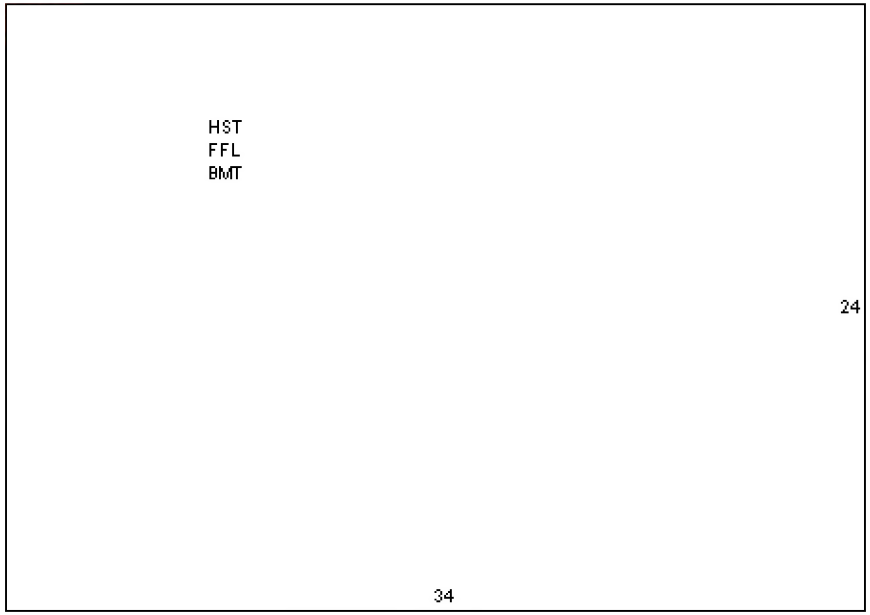
No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	136.64
Special Features:	0	Val/Su Net:	97.01
Final Total:	197900	Val/Su SzAd	161.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	46.240	37,732
FFL	First Floor	816	136.640	111,502
HST	Half Story	408	122.980	50,176
	Net Sketched Area:	2,040	Total:	199,410
Size Ad	1224	Gross Are	2448	FinArea 1448

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	
HST	100	UNF	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0001-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: